



NOV 29 2018
TOWN OF LOOMIS
3665 Taylor Road TOWN OF LOOMIS
Loomis, CA 95650
(916) 652-1840 FAX (916) 652-1847

For Town Use
File Number #1813
Application Fee(s) \$ 3800 -
Receipt # 27541 Date 12/4/18
Date Received 12/4/18
Paid \$ \$ 3,800 -

PLANNING DEPARTMENT

Planning Application

- Project Title: Tiny Toes Academy Preschool (child day care)
- Street Address/ Location: 5397 Brace Road, Loomis CA
- APN(s): 044-123-009-006 Acreage: 1 acre
Zoning: RS-10 General Plan Designation: _____
Current Site Use: Residential
Surrounding Land Use(s): CG, RH, RS-10
- Property Owner: Steven & Denise Bair
Address: 1350 Desmond Lane Newcastle CA 95650
Telephone: (530) 889-1516 email: _____
- Project Applicant: Nicholas & Amanda Bair
Address: 5735 Stone Road Loomis CA 95650
Telephone: (916) 531-0439 email: bair_nick@yahoo.com
(916) 316-6375 email: mandy.bair@yahoo.com
- Project Engineer/Architect: Brittany Bair, PE - B2 Engineering, Inc
Address: 1350 Desmond Lane Newcastle CA 95650
Telephone: (949) 656-0995 email: brittbair@gmail.com
- What actions, approvals or permits by the Town of Loomis does the proposed project require?

- | | | | |
|-------------------------------------|-----------------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Appeal | <input type="checkbox"/> | Miscellaneous Permit |
| <input type="checkbox"/> | Certificate of Compliance | <input type="checkbox"/> | Planned Development |
| <input checked="" type="checkbox"/> | Conditional Use Permit | <input type="checkbox"/> | Second Unit Permit |
| <input type="checkbox"/> | Design Review | <input type="checkbox"/> | Sign Review |
| <input type="checkbox"/> | Development Agreement | <input type="checkbox"/> | Tentative Review |
| <input type="checkbox"/> | Environmental Review | <input type="checkbox"/> | Minor Land Division |
| <input type="checkbox"/> | General Plan Amendment | <input type="checkbox"/> | Subdivision |
| <input type="checkbox"/> | Hardship Mobile Home Permit | <input type="checkbox"/> | Variance |
| <input type="checkbox"/> | Lot Line Adjustment | <input type="checkbox"/> | Zoning Amendment (Rezone) |
| <input type="checkbox"/> | Other _____ | | |

8. Does the proposed project need approval by other governmental agencies?
 Yes no if yes, which agencies? _____

9. Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)
Electricity PG+E Natural Gas PG+E
Fire Protection SPPFD Water/Well PCWA
Sewer/Septic SPMUD Telephone Wave

High School Del O , Elem. Sch Loomis Basin Elementary
Other _____

10. The Town had informed me of my responsibilities pursuant to California Government Code, Section 65962.5(f), regarding notifying the Town of hazardous waste and/or hazardous substance sites on the project site. I have consulted the lists consolidated by the State Environmental Protection Agency dated _____ and find: Regulatory identification number _____

Date of list _____ No problems identified _____

Type of problem _____

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated _____ Applicant _____

11. Project Description (Describe the project so that a person unfamiliar with the project would understand the purpose, size, phasing, duration, required improvements, duration of construction activities, surrounding land uses, etc. associated with the project. Attach additional pages as necessary.)

Site improvements and minor interior improvements to convert an existing house and 1.0 ac site to a daycare. Interior improvements are for Fire and ADA compliance. Site improvements include minimal grading for parking and site BMPs for storm water mitigation. Surrounding Landuses: Commercial & Residential

12. Owner Authorization:

I hereby authorize Nicholas Bair, the above-listed applicant, to make applications for project approvals by the Town of Loomis, regarding the above-described project and to receive all notices, correspondence, etc., from the Town regarding this project. I also hereby authorize the town staff to place a noticing board (approximately 4' x 3') on my property, visible from the street, at least ten (10) days prior to the first hearing on my project, and for subsequent hearings as determined necessary by the Planning Director.

Signature(s) of Owner(s)

Printed Name(s)

Date

Date

13. Applicant and/or Owner Hold Harmless:

Owner, and Applicant (if different from Owner), agrees to hold Town harmless from all injuries, damages, costs and expenses, including attorney's fees resulting from the negligence of owner, and Applicant (if different from Owner), and their employees, contractors, subcontractors and agents, in connection with any proceeding brought in any State or Federal court with respect to the applicant's project.

Signature(s) of Owner(s)

Printed Name(s)

[Signature] _____

Nick Bair _____

Date

[Signature] _____

Steve Bair _____

11/28/18

Date

14. Applicant and/or Owner Acknowledgment:

Owner/Applicant expressly agree they are solely responsible for assuring compliance with all applicable laws, rules, regulations, and practices required to implement this development, and that Town staff's errors or omissions in explaining what is required, whether on this application form or otherwise, do not establish a basis for Owner/Applicant failing to comply with all such laws, rules, regulations and practices.

Signature(s) of Owner(s) and/or Applicant

Printed Name(s)

[Signature] _____

Nick Bair _____

Date

[Signature] _____

Steve Bair _____

11/28/18

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TOWN OF LOOMIS
PLANNING DEPARTMENT

NOV 29 2018

ENVIRONMENTAL REVIEW APPLICATION

TOWN OF LOOMIS

I. LAND USE AND PLANNING

- 1. Project Name (same as on Planning Application) Tiny Toes Academy Preschool (Farmhouse Daycare & Preschool)
- 2. What is the general land use category for the project? Commercial
(residential, commercial, industrial, etc.)
- 3. What are the number of units or gross floor area proposed? 2689 sq. ft. (1 Acre parcel)
- 4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes No
If yes, show on the site plan and describe. _____
- 5. Is adjacent property in common ownership? Yes No If yes, Assessor's Parcel Number (s) and acreage(s). _____
- 6. Describe previous land use(s) of the site over the last 10 years. RS-10 residential
- 7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes No
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. _____

II. POPULATION AND HOUSING

- 1. How many new residents will the project generate? 0
- 2. Will the project displace or require the relocation of any residential units? Yes No If yes, the number. _____
- 3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) residential to commercial use
- 4. Will the project create or destroy job opportunities? Create Destroy Describe The preschool plans to employ 6 teachers
- 5. Will the proposed project displace any currently productive use? Yes No If yes, describe. _____

III. GEOLOGY AND SOILS

- 1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes No If yes, describe. _____

2. Will grading on the site be required? Yes No If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). minimal grading at proposed parking area

Estimate the grading area/quantities. _____ acres _____ cubic yards

3. Will site excavation and fill quantities balance? Yes No If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. _____
4. Are retaining walls proposed? Yes No If yes, describe location(s), type(s), height(s), etc. _____
5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion. Standard BMP's in place
6. Will blasting be required during project construction? Yes No If yes, describe. _____
7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes No If yes, describe. _____

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes No If yes, name/describe the body of water and show on the site plan. drainageway
2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes No If yes, describe. _____
3. If water will be diverted, does the project applicant have an appropriate or riparian water right? Yes No If yes, describe. N/A
4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. drainageway left side of property
5. What area/percentage of the project site is presently covered by impervious surface? 80%
What will be the area/percentage of impervious surface coverage after development? 70%
6. Will any runoff from the project site enter any off-site body of water? Yes No If yes, identify the destination of the runoff. Water will enter a drainage ditch
7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes No If yes, identify/describe the materials/contaminants present in this runoff. _____

8. Will the project result in the physical alteration of a body of water? Yes [] No [X] If yes, describe. _____
9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [✓] No [X] If yes, describe. _____
10. Are there any areas of the project site that are subject to flooding or inundation? Yes [] No [X] If yes, describe. _____
11. Will the project alter existing drainage channels and/or drainage patterns? Yes [] No [X] If yes, describe. _____

V. AIR QUALITY

Note: Specific air quality studies may be required to be conducted as part of the project review/approval process. Such specific studies may be included with the submittal of this questionnaire.

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [] No [X] If yes, describe. _____

2. Describe the following emissions sources related to project development:

Construction emissions - Extent and duration of site grading activities: no to minimal grading. Mostly just landscaping.

Stationary source emissions - Are woodstoves proposed in residential projects? Yes [] No [X]

Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses: 1 to 2 residential autos max 6 teachers / 40 students

3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [] No [X] If yes, describe (may require the results from specific air quality studies). _____

4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes [] No [X] If yes, describe. _____

5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions? vehicles will not sit idle on site. Any subcontract work that may need to be performed by others carpool will be advised

6. Will vegetation be cleared from the project? Yes [X] No [] If yes, describe the method of disposal. vegetation will be recycled at a greenwaste collection facility

VI. TRANSPORTATION/CIRCULATION

Note: Detailed traffic studies prepared by a qualified traffic consultant may be required, following review of the information presented below. Such studies may be included with the submittal of this questionnaire.

- 1. Does the project front on a local roadway? Yes No If yes, what is the name of the roadway?
Brace Road
- If no, what is the name and distance of the nearest roadway? _____
- 2. Will new entrances onto local roadways be constructed. Yes No
If yes, describe. A new entrance onto Brace Rd. will be constructed where existing entrance is currently
- 3. Would any non-automobile traffic result from the development of the project? Yes No If yes, describe. _____
- 4. If applicable, what road standards are proposed within the project? _____
(Show typical street sections(s) on the site plan.)
- 5. Will a new entrance(s) onto local roadways be constructed? Yes No
If yes, show location(s) on site plan.
- 6. Describe any frontage improvements to the local roadway(s). _____
- 7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). 20 cars total daily
peak hours 8am - 10 am also 3pm - 5pm
- 8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange? Yes No If yes, describe. _____
- 9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes No
If yes, describe. pedestrian
- 10. Will the project require provisions for parking? Yes No If yes, describe the number, size, location and access of the parking facilities proposed. Nine parking spots with one ADA parking spot for a total of 10 spots
- 11. Will there be company vehicles associated with the project? Yes No If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above). _____

VII. BIOLOGICAL RESOURCES

Note: Detailed studies or exhibits (e.g., tree survey, wetlands delineation) may be required, following a review of the information presented below. Such studies or exhibits may be included with the submittal of this questionnaire.

1. Briefly describe site vegetation. Grass field with blackberries, dead vegetation from previous owners, and scattered oak trees

2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes No If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. Five oak trees are proposed to be removed, ranging 7-9 inches (dbh). One black oak and four live oaks

3. Briefly describe wildlife typically found in the area. mostly just local birds

4. Describe changes to site habitat(s) resulting from development of the project. No ~~to~~ habitats will be affected resulting from developing project

5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes No If yes, describe. _____

6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes No If yes, describe. _____

7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes No If yes, describe. _____

8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes No If yes, describe (type, acreage, etc.). _____

9. If yes, will project development affect these wetland areas? Yes No If yes, describe. _____

10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes No

VIII. HAZARDOUS MATERIALS

Hazardous material are defined as any material that, because of its quantity, concentration or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste and any material (including oils, lubricants and fuels) which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

- 1. Will the proposed project involve the handling, storage or transportation of hazardous materials? Yes [] No [X]

If yes, attach a list of all hazardous materials to be handled/stored at the project site. The list needs to include (but is not limited to) fuels, chemicals, cleaners, lubricants, coolants, biocides, etc. A description needs to be included explaining how these materials will be managed, used, stored, disposed/recycled.

Describe any hazardous wastes that will be generated and detail how/where they will be stored and disposal of. Include an outline of the proposed chemical emergency spill response plan.

If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [] No [X]

If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

Note: Projects located near a major noise source and/or projects that will result in increased noise generation or exposure may require a detailed noise study (with any proposed mitigations) prior to environmental determination.

- 1. Is the project located near a major noise source? Yes [] No [X] If yes, describe. _____

- 2. Describe the noise that will be generated by this project, both during construction and following project development. Tractors will be used for improvements to Pace Road frontage and parking lot area during construction. After construction the only noise will be from kids playing in the backyard for a max of 2-3 hours per day between 11am and 3 pm

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

- 1. Describe the nearest fire protection facilities (location, distance, agency). South Placer Fire Protection - Station 18 (Loomis) 0.5 miles away
- 2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). Fire hydrant approximately 150 away PCWA
- 3. Describe the fire hazard and fire protection needs created as a result of project development. _____
- 4. Describe the on-site fire protection facilities proposed with this project. monitored fire alarms with heat sensors in attic areas. fire extinguishers + smoke

- If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? 50 ft. from Brace Road.
- Describe parking area access, number of spaces and entry/exit for emergency vehicles. 10 parking spaces. Two lane parking lot w/ bulb for turnaround at end
- Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [] No [X] If yes, describe. _____
- Estimate the number of persons on-site (residents or employees/visitors) 30-40

LAW ENFORCEMENT

- Describe the access to the site and entrance features (gates, etc.). Entrance through front door. Entire yard will be fenced with locked gates
- Describe the security protection that will be provided on the site, if any. Fenced yard with 24/7 full site alarm monitoring
- Describe the location, visibility and lighting of vehicle and equipment storage areas. Parking area is right next to house with lighting all around.

WATER

- Is the project within a public domestic water system district or service area? Yes [X] No [] If yes, describe the district/area. PCWA
- Can the district serve the project? Yes [X] No []
- What will be the water source(s) for the project? PCWA
- What is the estimated usage and peak usage of the project? 180 gpd/ 200 gpd
- Are there any existing or abandoned wells on the site? Yes [] No [X] If yes, describe (location, depth, yield, contaminants, etc.) _____

WASTEWATER

- Is wastewater presently disposed on the site? Yes [] No [X] If yes, describe the method(s) and quantities (gpd). _____
- Is the project located within a sewer district? Yes [X] No [] If yes, describe. SPMUD
If yes, can the district serve the project? Yes [X] No []
- Is there sewer service in the area? Yes [X] No [] If yes, what is the distance to the nearest collector line? _____
- What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? 100-200 gpd sewer service

4. Will there be any unusual characteristics associated with project wastewater? Yes [] No [X] If yes, describe any special treatment processes that may be necessary for these wastes. _____

5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes [X] No []

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) 2 - 65 gallon standard trash cans for everyday normal household use. 1 - 65 gallon green waste

2. Describe the disposal method of this waste material. Recology Auburn Pacer

3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. _____

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? Loomis Basin
What is the name of this facility? Community Park 1.8 miles away

2. Are any park or recreation facilities proposed as part of the project? Yes [] No [X] If yes, describe. _____

SCHOOLS

1. What are the nearest elementary and high schools to the project? Loomis Basin Grammar School

What are the distances to these schools from the project? 1 mile

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [X] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. This will sit right next to Homewood Lumber and accessed from Sierra Meadows Apartments, also by future Costco proposed site.

2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [X] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. The facility will keep a house look and incorporate a farm house look. Trying to incorporate a farm house daycare and gardens giving it that Loomis highland nursery feel.

3. Describe the signage and/or lighting proposed by the project. One roadside sign (industrial farm appearance.)

4. Is landscaping proposed? Yes No If yes, describe. _____

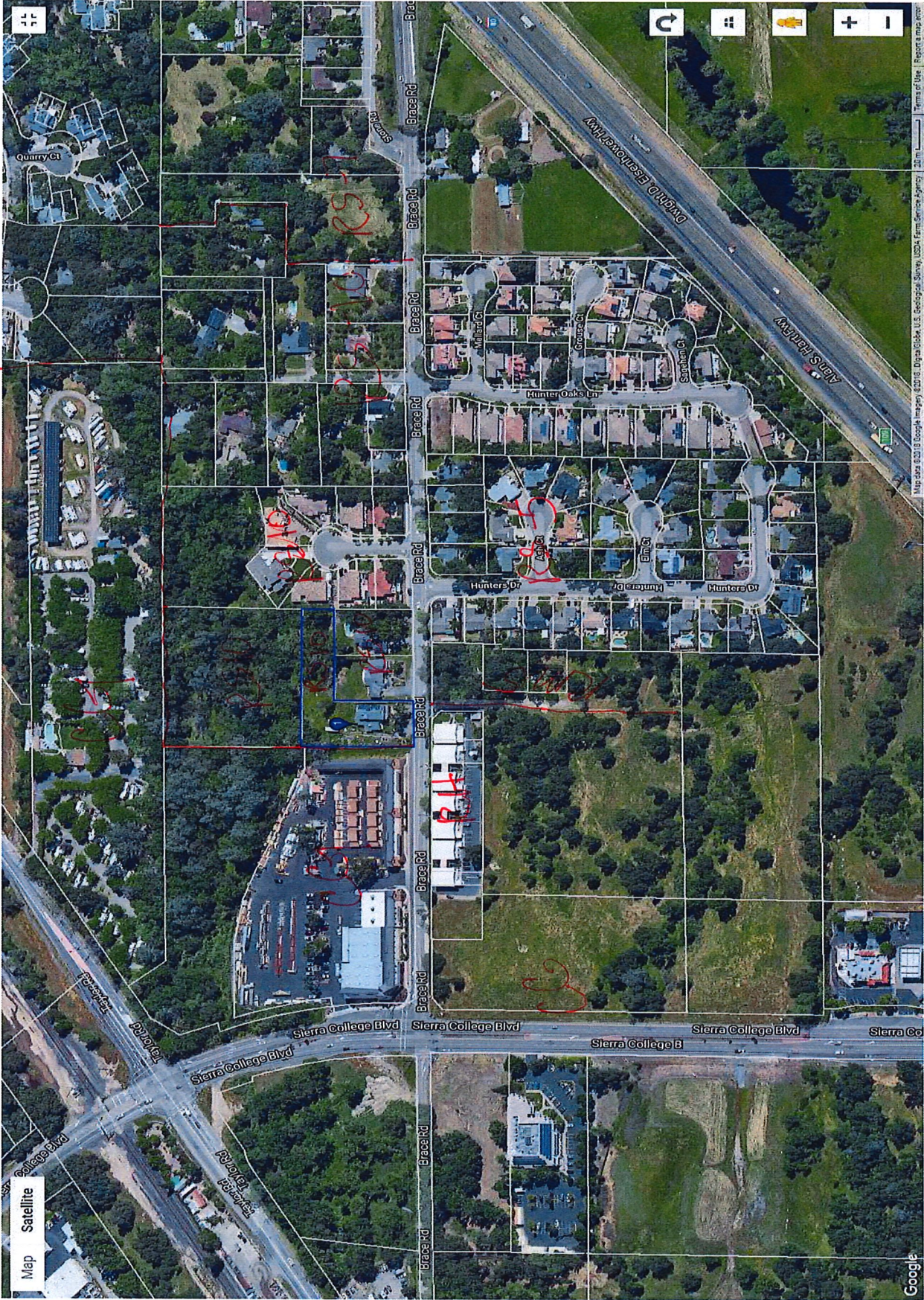
XII. CULTURAL RESOURCES

Note: If the project site is located on or near an archaeological, historical or paleontological site, specific studies may be required.

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes No If yes, describe. _____

2. What is the nearest archaeological, historical or paleontological site? _____

What is the name of this site? _____



We are proposing a small farmhouse preschool and early education center. Our plans are to create a small town farm learning center for children ages 18 months to 5 years (pre-k). We will be offering a farm to fork gardening center with a blend of Waldorf, Montessori and traditional styles of learning. We plan on roughly 4 classrooms at max capacity of 8-10 kids per class. Hours of operation for the proposed preschool will be Monday through Friday 7 am to 5:30 pm. We currently run a smaller in home daycare in Loomis and see the need for this in our small town, especially with all the surrounding new and future developments.

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TOWN OF LOOMIS